

Active
R2002523
 Board: V
 Apartment/Condo

301 999 BERKLEY ROAD

North Vancouver
 Blueridge NV
 V7H 1Y3

Residential Attached
\$688,000 (LP)
 (SP)



Days on Market: **2** List Date: **9/22/2015** Expiry Date: **12/31/2015**
 Previous Price: **\$0** Original Price: **\$688,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1990**
 Depth / Size: Frontage (metres): Age: **25**
 Lot Area (sq.ft.): **0.00** Bedrooms: **2** Zoning: **RM3**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$3,255.81**
 Exposure: **Southwest** Full Baths: **2** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **015-843-718** Approval Req.?: Maint. Fee: **\$415.00**
 Complex / Subdiv: **BERKLEY TERRACES**
 View: **Yes: DOWNTOWN and COAL HARBOUR**
 Mgmt. Co's Name: **Ascent ppty mgmt** Mgmt. Co's Phone: **604-293-2417**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partial**
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
 Units in Development: **31** Total Units in Strata: **31**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Other, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **PL VAS2609 LT 21 DL 676 LD 36**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Vaulted Ceiling**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'4 x 14'2			x			x
Main	Bedroom	13'4 x 11'4			x			x
Main	Den	14'4 x 12'			x			x
Main	Foyer	8'1 x 19'			x			x
Main	Laundry	11'1 x 4'7			x			x
Main	Walk-In Closet	7'7 x 9'11			x			x
Main	Eating Area	11'6 x 5'7			x			x
Main	Kitchen	11'6 x 8'7			x			x
Main	Dining Room	17'3 x 10'7			x			
Main	Living Room	19'4 x 15'2			x			

Finished Floor (Main): 1,678	# of Rooms: 10	# of Kitchens: 1	# of Levels: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: OTHER			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1 Cats: Yes Dogs: Yes			3				Pool:
Finished Floor (Total): 1,678 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total: 1,678 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: [Sutton Grp-West Coast Realty - Office: 604-986-9321](#) List Broker 2: [Sutton Grp-West Coast Realty - Office: 604-986-9321](#)
 List Sales Rep 1: [Colin Hall PREC* - Phone: 604-727-6202](#) colin@colinhall.ca Appointments: **Phone L.R. First**
 List Sales Rep 2: [Lisa E Billett PREC* - Phone: 778-999-6...](#) 3: Call: **COLIN**
 Sell Broker 1: Phone: **604-727-6202**
 Sell Sales Rep 1: 2: 3:
 Owner: **J. Chambers**
 Commission: **3.22% ON 1ST 100K / 1.15% ON BAL**
 Occupancy: **Owner**

Realtor Remarks: **All measurements are approximate and are to be verified by Buyer. One storage locker. No rentals allowed. Ages 16+. One pet allowed less than 24 lbs. 2 Parking Stalls: #41 and #42. Storage Locker #21. OPEN SUN SEP 27 2:30-4:30**

Penthouse Level Suite with a View of Downtown Vancouver. First time on the market in over 15 years, this South West facing corner unit is located in Berkley Terraces, Blueridge's premier adult oriented condominium development. Renovated extensively with almost \$100,000 worth of renovations done including a renovated kitchen, new bathrooms, carpet, paint, tiles and woodwork. This suite features vaulted ceilings, extra windows with a wonderful view of the inner harbour, a private aspect overlooking beautiful grounds, a gas fireplace, 2 large bedrooms with their own ensuite bathrooms, 2 parking stalls, a good sized laundry room, and a storage locker. Complex has an outdoor hot tub, a social room, and an exercise area. OPEN SUN SEP 27 2:30-4:30